



FOR SALE

TOP-FLOOR HAWTHORN APARTMENT WITH TERRACE, CITY VIEWS & STRONG RENTAL RETURN

Positioned on the top floor in one of Hawthorn's most convenient locations, this stylish one-bedroom apartment at 72/29 Lynch Street presents an excellent opportunity for investors or buyers looking to secure property in one of Melbourne's most sought-after inner suburbs.

Currently tenanted at \$1,955 per month, the property provides an immediate rental income stream for investors. There is also the option for the apartment to remain furnished as is if required, providing additional convenience for an incoming purchaser.

One of the standout features is the generous private outdoor terrace, creating an excellent extension of the living space and offering a partial Melbourne city view. Its top-floor position provides added privacy along with a pleasant outlook.

Inside, the apartment features a practical open-plan living and dining area, functional kitchen, separate bedroom and bathroom. The kitchen does not currently have a dishwasher however there is provision for one should a future owner wish to install it.

Split-system heating and cooling provides year-round comfort while secure intercom entry, a dedicated car space and storage cage add to the apartment's everyday practicality.

The location is difficult to beat. Glenferrie Station is approximately a one-minute walk away, providing easy access to Melbourne's CBD while the shops, cafes, restaurants and everyday conveniences of Glenferrie Road are virtually at your doorstep.

Hawthorn is also renowned for its proximity to leading schools, universities and recreational facilities, making this a consistently sought-after inner-Melbourne location.

Property Highlights

- Top-floor one-bedroom apartment
- Currently tenanted at \$1,955 per month

1 BED | 1 BATH | 1 CAR

PRICE:
\$300,000 - \$330,000

OPEN FOR INSPECTION:
N/A



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72/29 Lynch Street, Hawthorn



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.